

**MEMORANDUM**  
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DATE: November 2, 2007

TO: City of Las Vegas Current Planning

PROJECT: Formally Main and Bonanza Senior Center  
Z-0046-02/ U-0114-02/Z-0046-02(1)  
Site Design Review extension of time

REFERENCE: Site Design Review 8649  
Waiver of Design Standards  
Mixed Use Project

Dear Sirs,

On behalf of my clients, we are requesting an extension of time for the Site Design Review with Waiver of Design Standards. Previously and currently approved with an extension of time is the Senior Center. The selection process for the contractor to build the project has taken longer than anticipated and it is the only step necessary to obtain the building permits and commence construction. The following is the original request, however height and changes have been requested and approved subsequent to the original request. The following is the original request:

"The new condominium project is a mixed use project with 296 units from 810 sf one bedroom units to 1596 sf three bedroom with loft units. A 34,700 sf mall type retail space is on the Main and Bonanza Streets.

Parking is provided in two sub terrain full levels and two split level half spaced behind the mall levels of parking provide 733 spaces with 622 spaces required.

The unique design of this project allows for the minimum floor to floor height and maximum flexibility of residential unit modular placement where three 810 units can be replaced by two 1215 units. The design is a staggered truss system with flat concrete panels and spandrels providing cantilevered balconies and off-set articulations. The project is also staggered from first street as the building climbs

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in height with 25,0056 sf of recreation and roof top garden pavilion over the parking ramp. To further mitigate the exposure of the new resident units to the existing residential homes on First Street there are no windows on the east side from the units and garden courtyards are provided at the steps of each wing. The interior courtyards have staggered balconies and off-set articulation with a cantilevered view through the mall on the street level. The design of the building elements and systems will also meet or exceed the US Green Building Councils Standards.

The Waiver of Design Standards is required by the staggered truss modular where the rear yard setback is 12 inches too short and we request a rear yard of 19 feet in lieu of 20 feet. The rear yard is along Main Street to the north. Also to create an articulation of the exterior elevation we have set the Main street and Bonanza Street retail space an additional 16 feet back from the set back for a total of 31 and 36 feet back of curb for an arcade effect. Alternating floors on the Main Street side have a set back of 16 feet and to create additional articulation we request various balconies to project 4, 6 and 8 feet into the front Bonanza, Main Street side and rear yard. The lowest balcony would be 14 feet above the street.

The building height is proposed to be 83.5 feet above the street with the first fourteen feet for retail and six floors of residential with lofts.”

This request is house keeping in nature to mitigate any unclosed entitlement issues.

Thank you,

A handwritten signature in black ink, appearing to be "Dennis E. Rusk", enclosed within a circular outline.

Dennis E. Rusk, Architect

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